



Park City MLS Trend Statistics

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Definitions

Trend Statistics: The Statistical Trend Graphs were designed to show long term trends in the market using values from larger time frames (e.g., "Rolling 12 Month"). They show overall market movement rather than specifics. **NOTE:** The Park City MLS does not recommend using these graphs to determine values of specific properties. Read the definition for the Rolling 12 Month (below) carefully to fully understand the significance of the Trend Reports.

Mean (often called the Average): The sum of the values divided by the number of values.

Median: The median is the middle value in an ordered string of values. Therefore, half of the values will be higher and half of the values will be lower.

* **Examples of Mean & Median:** In the following set of values (10, 20, 30, 100, 140) the Mean (Average) is 60 and the Median is 30.

Rolling 12 Month: The value is obtained by gathering all of the values in the 12 months preceding the date and taking the appropriate value from the set. This value might be expressed as a MEAN (Average), a MEDIAN, or a TOTAL. For example, the Rolling 12 Month Median Price for a property as of December, 2009, would be the median price for all properties sold from January 1, 2009 through December 31, 2009. This is done because in some instances (always labeled as such) the Park City Board of REALTORS® needs to use a larger set of values in order to establish a significant trend. This allows us to minimize the disruption to the statistics caused by the periodic sales of abnormally high priced properties and seasonal sales.

Areas: The areas defined by the Park City Board of REALTORS®

Areas 1-9 Park City's municipal limits

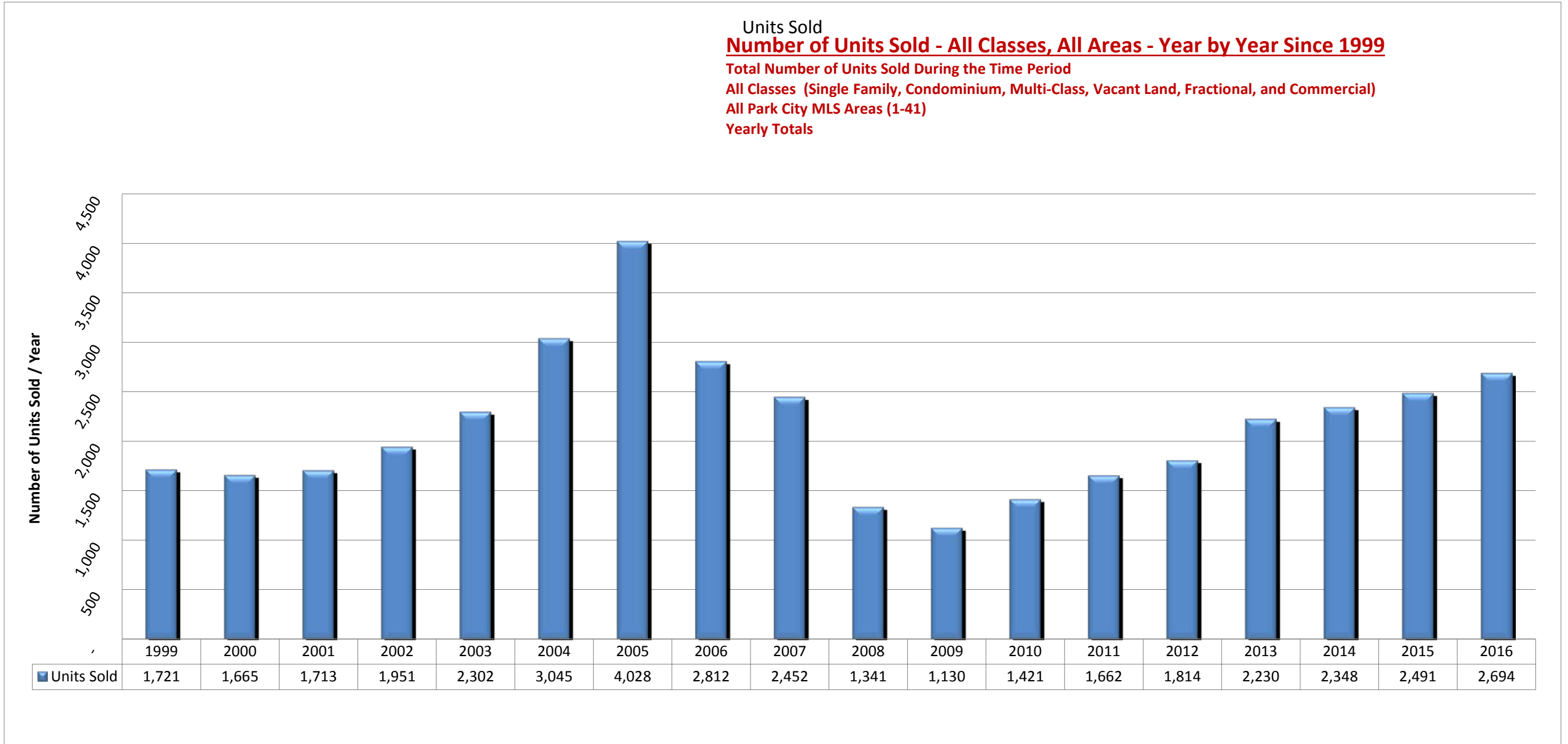
Areas 10-23 The Snyderville basin, Promontory, and the Jordanelle.

Areas 1-23 The combination of Park City, the Snyderville basin, Promontory area, and the Jordanelle area.

Areas 1-41 All areas in the Park City MLS (Includes state, national, and international transactions).

Maps with our Area overlays are available from your local Park City REALTOR®.

NOTE: All of the numbers in these charts are Closed transactions.



Total Dollar Volume of Sold Units - All Classes, All Areas - Year by Year Since 1999
 Total Dollar Volume (Closed Price) of Units Sold During the Time Period
 All Classes (Single Family, Condominium, Multi-Class, Vacant Land, Fractional, and Commercial)
 All Park City MLS Areas (1-41)
 Yearly Totals



Median Price of Sold Units - All Classes, All Areas - Year by Year Since 1999

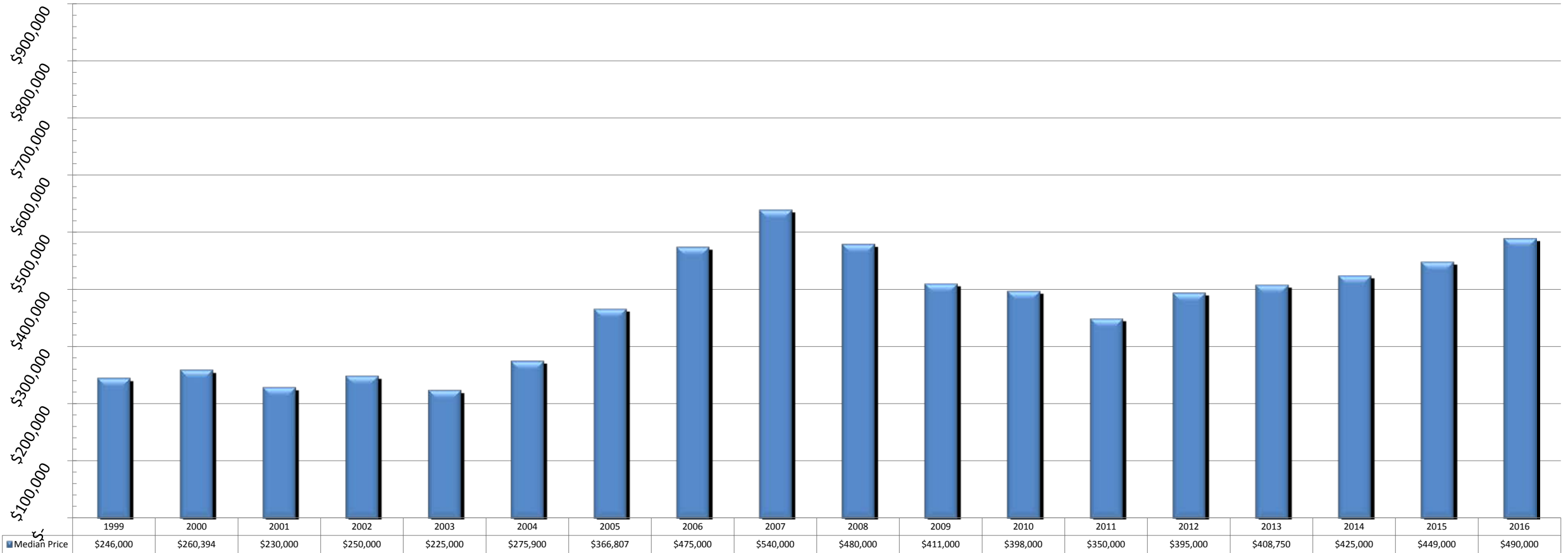
Median Closed Price of Units Sold During the Time Period

All Classes (Single Family, Condominium, Multi-Class, Vacant Land, Fractional, and Commercial)

All Park City MLS Areas (1-41)

Yearly Totals

(Each point represents the median number of the transactions closed during that year)



Average Price of Sold Units - All Classes, All Areas - Year by Year Since 1999

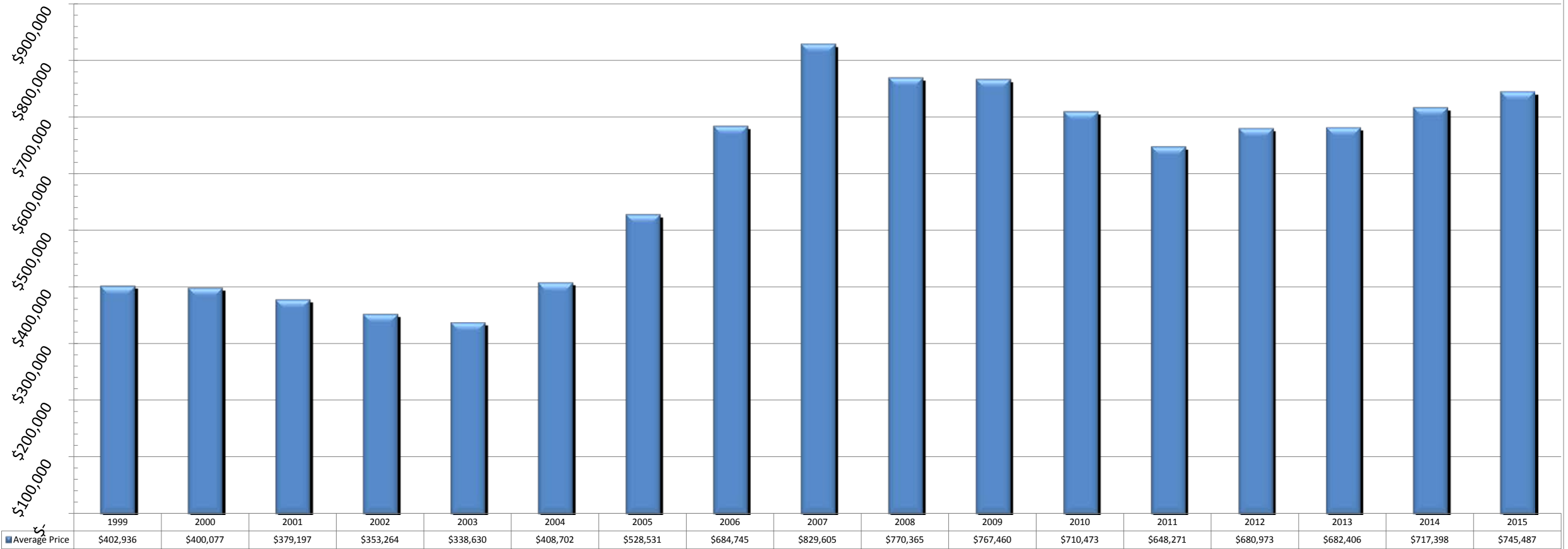
Average Closed Price of Units Sold During the Time Period

All Classes (Single Family, Condominium, Multi-Class, Vacant Land, Fractional, and Commercial)

All Park City MLS Areas (1-41)

Yearly Totals

(Each point represents the Average Sold Price of the transactions closed during that year)



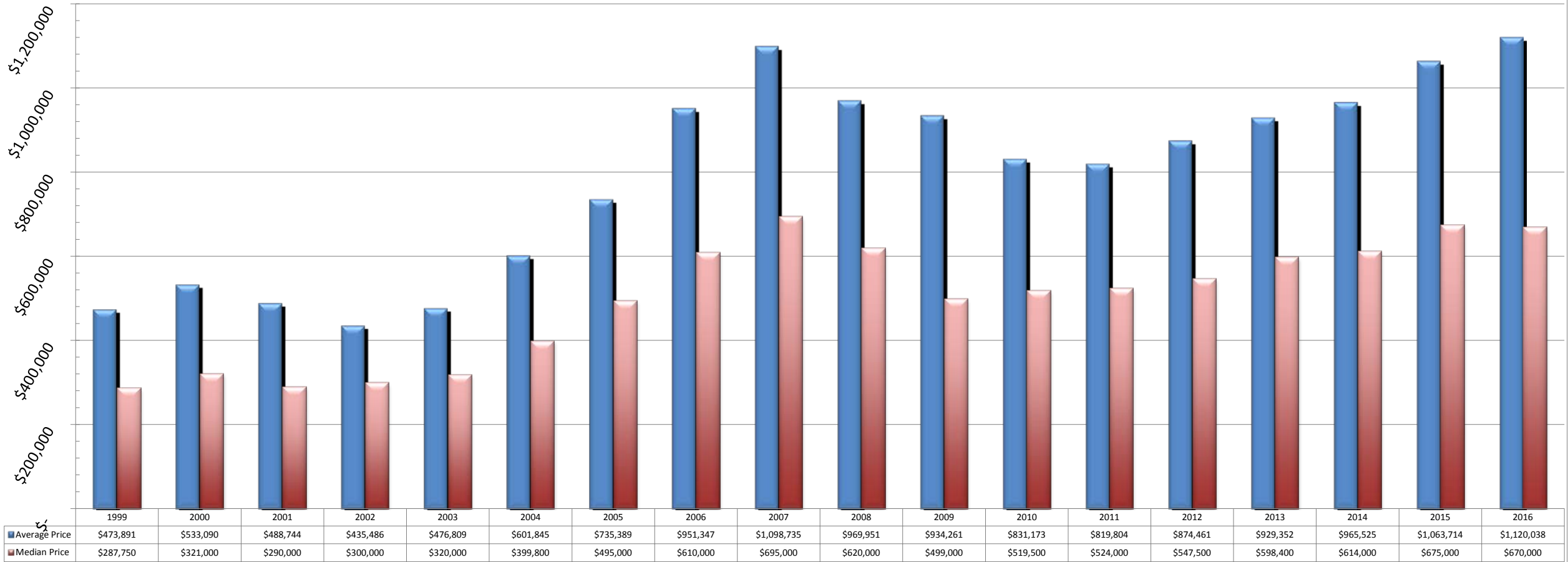
Average and Median Prices for Single Family Homes - Year by Year Since 1999

Average Closed Price of Single Family Homes since 1999 (BLUE)

Median Closed Price of Single Family Homes since 1999 (RED)

All Park City MLS Areas (1-41)

Yearly Totals (Each point represents the Average Sold Price of the transactions closed during that year)



Average and Median Prices for Condominiums - Year by Year Since 1999

Average Closed Price of Condominiums since 1999 (BLUE)

Median Closed Price of Condominiums since 1999 (RED)

All Park City MLS Areas (1-41)

Yearly Totals (Each point represents the Average Sold Price of the transactions closed during that

